

RUMSON ZONING BOARD  
 July 16, 2019  
 MINUTES

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call of:  
 Chairman Brodsky, Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Hofferber, Mr. Duddy  
 Absent: Mr. Torcivia

Also present: Bernard Reilly, Esq., Fred Andre' and State Shorthand Reporting Services.

The notice requirements of the Open Public Meetings Act were stated as being met.

Fred Andre', the Borough Zoning Officer was sworn in.

Mr. Reilly presented a Resolution approving the application of Atlantic Builders Custom Homes, LLC, for property located at 92 Rumson Road, Block 95, Lot 26. After Board review and discussion of the revised landscape plan, Mr. Duddy made a Motion to approve the Resolution as submitted; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Duddy

Nays: None

Abstain: Mrs. Kirkpatrick, Mr. Hofferber

Mr. Reilly presented a Resolution approving the application of John and Helena Bruno for property located at 76 Blackpoint Road, Block 55, Lot 8.01. After review and discussion Mrs. Kirkpatrick made a Motion to approve the Resolution as submitted; Seconded by Mr. Shissias

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Duddy

Abstain: Mr. Hofferber

Chairman Brodsky announced that the application of Little Silver Investors LLC, for property located at 3 Maplewood Avenue be presented for the Board's consideration. V. David Shaheen, Esquire representing the application addressed the Board. Mr. Shaheen supplied the Board with a survey of the existing conditions, which was marked A-1.

Mr. Shaheen introduced Timothy J. Shaheen, manager of Little Silver Investors, LLC. Timothy Shaheen was sworn in. Timothy Shaheen testified that the application proposes to raze the existing residence and construct a new single-family residence. The new construction will create nonconformities in Minimum Side Setback, Rear Setback, Maximum Building Coverage and Maximum Floor Area. Timothy Shaheen described the existing and proposed conditions of the application. The new residence will be elevated to comply with the Base Flood Elevation. Timothy Shaheen described the interior layout of the proposed new home and surrounding homes and properties. Should the application be approved it

will have no substantial detriment to the surrounding properties, zone plan or zoning ordinances of the Borough.

Chairman Brodsky opened the application for public comments and/or questions. Robert Hrasna residing at 1 Maplewood Avenue was sworn in. Mr. Hrasna spoke in favor of the application, however expressed concern with the flooding conditions in the area. Mr. Hrasna also requested that the chain-link fence between their properties remain. There being no further comments and/or questions the public portion was closed.

After further Board discussion, Chairman Brodsky asked the pleasure of the Board. Mr. Duddy made a Motion to approve the application as submitted; Seconded by Mr. Hofferber.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras,  
Mr. Blum, Mr. Hofferber, Mr. Duddy

Nays: None

Chairman Brodsky asked for comments on the June 17, 2019 Zoning Board Minutes. Mr. Duddy made a Motion to approve the Minutes with corrections; Seconded by Mrs. Kirkpatrick. By voice vote the June 17, 2019 Minutes were approved with Mr. Hofferber abstaining from the vote.

There being no further business before the Board, the meeting was adjourned at 8:44 p.m.

The next scheduled meeting will be August 20, 2019 at 7:30 p.m.

Respectfully submitted,  
Michele MacPherson